

**Governor's Advisory Council on Planning Coordination  
May 8, 2006  
Department of Agriculture Conference Room, Dover  
Minutes**

The Governor's Advisory Council on Planning Coordination held a meeting on Monday, May 8, 2006 at the Department of Agriculture, Dover, Delaware.

**Members Present:**    **Lt. Governor John Carney, Chair**  
                              **Senator Robert Venables, Sr.**  
                              **Lee Ann Walling**  
                              **Secretary Carolann Wicks**  
                              **Secretary Michael Scuse**  
                              **Robert Zimmerman**  
                              **David Singleton**  
                              **Michael Petit de Mange**  
                              **Hal Goodwin**  
                              **Ric Kautz**  
                              **Kenneth Murphy**  
                              **Eileen Butler**  
                              **Martin Ross**  
                              **Paul Morrill**  
                              **Randy Marvel**  
                              **Jennifer Gochenaur**

**Members Absent:**    **Judy McKinney Cherry**  
                              **Representative Roger Roy**

**Others Present:**     **Connie Holland**  
                              **Herb Inden**  
                              **Mike Mahaffie**  
                              **Laura Simmons**  
                              **Renee Dixon**  
                              **R. T. Leicht**  
                              **Dominique Baron**  
                              **Stephanie Hansen**  
                              **Ron Vickers**  
                              **Kevin Coyle**  
                              **Vicky Walsh**  
                              **Karen Horton**  
                              **Mark Davis**

Secretary Michael Scuse called the meeting to order on behalf of John Carney at approximately 1:05 P.M.

## **STATE RESOURCE AREAS UPDATE**

Bob Zimmerman of the Department of Natural Resources and Environmental Control provided background on Delaware's Land Protection Act and the Open Space Council established in 1990. The Open Space Council oversees the protection of designated State Resource Areas and coordinates their permanent protection. This council advises DNREC's Cabinet Secretary on the implementation of the program and provides recommendations of specific land purchases. The current SRA maps were created in 1990 and are now being updated to incorporate new information such as examples of Delaware's diverse natural and cultural heritage, rare plant and animal habitats, and geological and archaeological sites.

An executive summary of the State Resource Area maps power point presentation was shown and narrated by Ron Vickers of DNREC. Handouts were distributed pertaining to the presentation showing further background details and a path forward schedule.

The SRA maps would be provided to each county and these counties are required to adopt them. Each county will have final determination on how the resources are protected. DNREC is intent on providing assistance to land owners as well as counties.

Connie Holland noted that these maps are good tools for planning purposes and that it is not fair to the counties if support is not offered.

## **TRANSFER DEVELOPMENT RIGHTS LEGISLATION**

Secretary Scuse and Lee Ann Walling distributed information on and described the proposed transfer development rights and community development district legislation.

Question was raised to define what is going to be done to create a demand? The committee agreed on community development districts selling bonds. This method will entice both towns and developers.

This legislation is enabling and may be introduced this week. This is another tool to help protect and preserve and wide spread support has been received.

Lee Ann noted that this is a mixed use requirement meaning specific base density. The incentives in the proposed bill are that 10% of the proceeds from the sale of TDR units by the bank would go to the local government establishing a receiving area. Receiving areas can be placed at the top of the priority list for state grants and services, such as bikeways, greenways, transit, etc.

Senator Venables questioned what happens to the value of the land in a no growth zone.

Secretary Scuse answered that nothing negative happens to the land value and that participation in this program is strictly voluntary.

Following a lengthy discussion on the distributed proposed legislation, Lt. Gov. Carney directed that comments and/or questions be sent via email to Lee Ann Walling or Secretary Scuse.

## **OTHER BUSINESS**

### **Update on Town of Smyrna**

Lee Ann Walling briefed the group on actions taken with the town of Smyrna. A Memorandum of Understanding (MOU) was completed with the town, county and landowner agreeing not to annex until 2012. A copy of the MOU will be sent to Lt. Gov. Carney. Smyrna is certified.

### **Timetable for Comprehensive Plans**

Lt. Gov. Carney requested the timing for the county plans and Connie replied that the plans for all three counties are due in 2007. New Castle County's plan is on the way, Kent County's plan is underway and Sussex County's plan is in progress. The Office of State Planning are providing assistance in the planning process for each county. An email will be sent to members of group listing the schedule of when the comprehensive plans are due.

Lt. Gov. Carney adjourned the meeting at approximately 2:50 P.M.